



TOWN of TOLLAND
21 TOLLAND GREEN, TOLLAND, CONNECTICUT 06084

March 3, 2022

Members of the Planning and Development Committee:

I respectfully submit this written testimony **in support** of the following bill **Raised HB 5270 AN ACT REQUIRING THE DOCUMENTATION OF EFFORTS TO REPAIR OR REPLACE DEFECTIVE CONCRETE FOUNDATIONS.**

“To require homeowners with homes that have been reassessed due to failing concrete foundations to annually provide assessors with documentation of such homeowners' efforts to repair or replace such foundations.”

I am in support of HB 5270. This bill seeks to require those who have been affected by crumbling foundations and are receiving an assessment reduction to file annually with their assessor documentation that shows they are attempting to repair their homes crumbling foundation. When SB 37 was passed in last year's legislative session, assessment reductions were extended from a 5 year term; to into perpetuity. This has caused unforeseen effects of some homeowners who have received funding from insurance claims outside of the Connecticut Foundation Solutions Indemnity Company (CFSIC) and have not started the repair process. The CFSIC is the captive insurer that has very effectively helped many Connecticut homeowners obtain funding to replace their defective foundations.

As the assessor in one of the hardest hit towns in the affected area, I have seen firsthand how this disaster has affected homeowners. I have also seen how a reduction in their assessment has helped ease the pain of this disaster, however I don't feel that homeowners should be willingly sitting on assessment reductions if they have received adequate funding to repair their foundation.

I request that the committee **amend the language** of this bill to include, how assessors will handle applicants that do not submit documentation in a timely manner, a timeframe for application due date, and how to handle if partial yet inadequate funding is received to complete the repair.

Proposed alternative language, “Commencing with the October 1, 2022 Grand List, any owner requesting either an initial or continued reassessment due to defective concrete shall make a new application to the assessor's office attesting that no outside funding has been received to correct the defective concrete. Documentation of any application made for available funding to correct their defective concrete foundation shall be provided along with the application for Assessor's review. Failure to provide such documentation to the Assessor's Office by December 31st constitutes a waiver to the right to the reassessment for that Grand List year.”

Jason Lawrence

Tolland, CT Assessor